



Allen Township Planning Commission

Meeting Minutes September 21st, 2026 6:00 P.M.

A **General Meeting** of the Allen Township Planning Commission was held on Monday, September 21st, 2026, at 6:00 P.M. at the Allen Township Municipal Building, located at 50 Snow Hill Road, Northampton, PA. Mr. Austin led the audience in the Pledge of Allegiance to the Flag.

Roll Call:

Present: Dave Austin; Gary Behler; Gary Krill; Paul Link; B. Lincoln Treadwell, Jr. Esq. Solicitor; Michael Schwartz, PE, Engineer (Gilmore & Associates, Inc.); Ilene M. Eckhart, Manager

Absent: Felipe Resendez, Jr; Sean Policelli, PE, Engineer (Gilmore & Associates, Inc.)

Minutes: Mr. Link made a motion to approve the minutes from August 17th, 2026; seconded by Mr. Behler. On the motion, by roll-call vote, all present Commissioners voted yes.

Public Comment: There was no public comment.

Business Items:

A. Whitetail Disposal (Casella Company) Site Improvements – Final Plan (Tax Map Parcel L4-5-18):

No representative of the company was present. Mr. Treadwell noted that the applicant remained within the applicable time period and could appear at the October meeting. Mr. Behler made a motion to table the agenda item and to contact the company regarding its intentions; seconded by Mr. Link. On the motion, by roll call vote, all present Commissioners voted yes.

B. Quarry Hill Estates – Phase 2B Final Plan: Attorney Joseph A. Zator II, of KingSpry Attorneys & Counselors; Mr. Lou Rock, of Lehigh Engineering; and Mr. Ed Deichmeister, the property owner, were present. Attorney Zator stated that the project had been ongoing for more than twenty (20) years and had proceeded through multiple phases. Mr. Rock explained that the development is located in both Northampton Borough and Allen Township. He noted that the initial phase provided access from Howertown Road and that Phase 2A established a connection between Allen Township, Northampton Borough, and Walker Drive. He further stated that a resubdivision of a portion of the development created a loop known as Edward John Drive. Mr. Rock advised that the applicant was requesting final approval of Phase 2B, which includes the extension of Sipos Drive and lots designated for twin homes. He stated that all lots would have access to public water and sewer services previously approved and that the property remains subject to an existing NPDES permit.

Mr. Krill inquired about ownership of the quarries. Mr. Deichmeister stated that he owned the quarries and that they had been fenced since 2006. He further stated that he had exchanged four (4) acres with Willowbrook Farms for use in its gated community.

Mr. Behler made a motion to recommend final approval, contingent upon the applicant satisfactorily addressing all comments contained in the Gilmore & Associates letter dated September 16th, 2026; seconded

by Mr. Link. On the motion, by roll-call vote, all Commissioners present voted yes.

C. Zoning Ordinance Amendment – Data Center Text – Discussion re: Public Hearing Comments Received (Ordinance 2026-01 Adopted August 11, 2026): Ms. Eckhart stated that the Planning Commission had received public comment on the Ordinance at its previous meeting and, due to the nature of the matter, had placed it on the agenda for further discussion. She noted that the Commission wished to review the document and that she and Mr. Treadwell had drafted a condition addressing sound and the baseline study. The condition had been incorporated into the Prologis approval because the Ordinance was not yet in effect.

Mr. Austin recommended requiring Tier 4 compliance or the most current applicable EPA standard for diesel generators. He stated that, without such a requirement, an applicant could submit a plan using equipment available on the market that did not meet current standards. He noted that standards had progressed from Tier 1 through Tier 4 during the preceding twenty (20) years and could advance to Tier 5 in the future. Mr. Behler agreed that referencing the current applicable regulations would avoid the need for repeated amendments to the Ordinance.

The Commission also discussed building-height requirements, including whether a data center should be permitted to exceed the standard warehouse height of thirty-five (35) feet. It was noted that a sixty (60)-foot building could contain approximately twenty-five (25) feet of unused space. The Commission further discussed whether data centers should be treated differently from warehouses. The sixty (60)-foot height previously considered for a distribution center had been justified by operational clearance requirements, including forklift use.

Mr. Austin stated that a property owner or developer might design a building to accommodate multiple uses if circumstances changed or a tenant vacated the property.

Mr. Link stated that a building designed specifically as a data center would likely be lower because excess vertical space would be unnecessary and costly to maintain. He further noted that fitting out a sixty-five (65)-foot building would be substantially more difficult than fitting out a twenty-five (25)-foot building and that a data center would generally use a single level of racking.

Mr. Austin stated that multistory data-center configurations could be achieved through interior mezzanines rather than through the building's exterior structure. Mr. Schwartz stated that data-center height and cooling requirements continued to evolve. He noted that industry guidance had varied from heights of sixty (60) to seventy (70) feet to single-story buildings of approximately thirty-five (35) feet. Mr. Link stated that the data centers with which he was familiar were taller structures comparable to office towers.

Mr. Treadwell advised that the proposed changes should be prepared as an amendment and forwarded to the Board of Supervisors for advertisement and consideration at its next meeting.

Public Comment: There was no public comment.

Announcements:

Mr. Austin announced that the next Planning Commission meeting will take place on Monday, October 19th, 2026, at 6:00 PM.

There being no further business, the meeting adjourned at 6:20 PM.

Respectfully Submitted,

Linda Miller